155.0	0003	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,900 /	651,900
					USE VALUE:	651,900 /	651,900
					ASSESSED:	651,900 /	651,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KASPARIAN KASPAR & LINDA H/TR
Owner 2:	THE KASPARIAN FAMILY REVOCABLE
Owner 3:	TRUST
Street 1:	221 MICHAWANIC RD
Street 2:	UNIT 9-B
Twn/City:	SANBORNVILLE
St/Prov:	NH Cntry: Own Occ: N
Postal:	03872 Type:

PREVIOUS OWNER

Owner 1:	KASPARIAN KASPAR & LINDA H -
Owner 2:	-
Street 1:	285 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 1155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	249,600	3,300	399,000	651,900
Total Card	0.138	249,600	3,300	399,000	651,900
Total Parcel	0.138	249,600	3,300	399,000	651,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.42 /Parcel: 564.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103060

GIS Ref

GIS Ref

Insp Date 05/24/18

!12147!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,600	3300	6,000.	399,000	651,900		Year end	12/23/2021
2021	101	FV	241,800	3300	6,000.	399,000	644,100		Year End Roll	12/10/2020
2020	101	FV	241,800	3300	6,000.	399,000	644,100	644,100	Year End Roll	12/18/2019
2019	101	FV	213,600	3300	6,000.	399,000	615,900	615,900	Year End Roll	1/3/2019
2018	101	FV	213,600	3300	6,000.	336,300	553,200	553,200	Year End Roll	12/20/2017
2017	101	FV	213,600	3300	6,000.	307,800	524,700	524,700	Year End Roll	1/3/2017
2016	101	FV	213,600	3300	6,000.	262,200	479,100	479,100	Year End	1/4/2016
2015	101	FV	200,800	3300	6,000.	228,000	432,100	432,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:02:43

LAST REV

Date	Time
01/14/21	12:26:47
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12147

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASPARIAN KASPA	65341-391		5/8/2015	Convenience	1	No	No		
DAVIS ROBERT/ET	28481-463		4/23/1998		248,950	No	No		Y

USER DEFINED

Prior Id # 1:	103060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2006	597	Manual	14,000			G8	GR FY08	2nd story deck
5/28/2003	596	Renovate	63,500	C				fire rehab

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2021	Mail Update	JO	Jenny O
5/24/2018	Meas/Inspect	BS	Barbara S
10/16/2008	Meas/Inspect	345	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
4/13/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	147.897
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306619
Depreciation:	57031
Depreciated Total:	249588

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

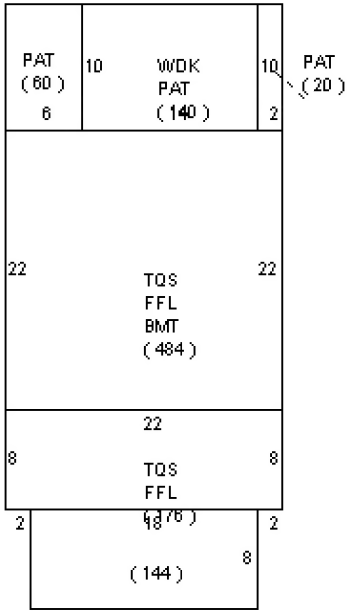
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.69
Special Features:	0	Val/Su Net:	124.86
Final Total:	249600	Val/Su SzAd	216.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	147.900	97,612
TQS	3/4 Story	495	147.900	73,209
BMT	Basement	484	44.370	21,475
PAT	Patio	220	3.940	866
WDK	Deck	140	13.090	1,833

Net Sketched Area:	1,999	Total:	194,995
Size Ad	1155	Gross Area	2164	FinArea	1155
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10 X 20	A	AV	1938	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300